

DRAFT FOR REVIEW AND APPROVAL AT
REGULAR SESSION BOD MEETING MARCH 20, 2023

**CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOCIATION
BOARD OF DIRECTORS**

Monday, February 20, 2023, 6:00 PM

I. CALL TO ORDER: The Meeting was called to order at 6:00 pm

a. Roll Call:

b. Pledge of Allegiance

Association Board Members:

Name		Name		Name	
Kari Vickery President	X	Ara Erdekian Vice President	X	Mike Dries Secretary	X
Randy Peterson Treasurer	X	Sheryl Jones Director	X	Sarah Woolverton Director	X
Julia Randall Director	X	Robert Beveridge Director	X	Daniel Lowe Director	O

II. CONSENT ITEMS -

- a.** Agenda of Regular Meeting – February 20, 2023 Addition to New Business: Volunteer Service form; Jody Gmeiner; CC&R committee
- b.** Minutes of Regular Session: January 16, 2022.
- c.** Minutes of Work Session – February 6, 2023.
A motion to approve the above consent items with the addition to New Business, was made by Director Woolverton. It was seconded by Vice President Erdekian. It was a unanimous decision to approve.

III. COMMITTEE & STAFF REPORTS –

It is noted that the RV Park revenues are down from last year.

IV. RANCH MANAGER'S REPORT:

- a. Collections Report:** Ranch Manager LaPora reported that payments continue to be made. 723 accounts are still owed. She also commended Kara for her work on delinquent accounts.
- b. Website Issues Update:** CivicPlus was chosen to build and implement the new website. Ranch Manager LaPora expects to start working with CivicPlus this week.

V. OLD BUSINESS

a. A/R Log:

#1 Comments: Add'l two weeks for determination of grant request.

#2, 3, 4 Comments: No change 2.20.23

#5 Comments: A plan is being created to present to JEFFCO for TOT funds.

b. Grant Status Update (Heritage House and Fire Abatement): A determination on the Fire Abatement grant is expected in the next two weeks. It was also noted that the grant for the Heritage House upgrade cannot be pursued as the grant will only be awarded to 501(c)3 entities. The Ranch is a 501(c)4 and would not qualify.

c. RV Park Software Update: Director Beveridge reported that the basic installation of the new reservation system is complete. The merchant account should be completed shortly. The go-live date will be delayed until after the adoption of new RV rates.

VI. NEW BUSINESS

- a. **AFE #282 Back 9 Irrigation Pump and Motor Service:** A motion to approve AFE #282 in the amount of \$21,723.12 for the repair and rebuild of back 9 irrigation system motors and pumps was made by Director Jones. It was seconded by Secretary Dries. It was a unanimous decision to approve.
- b. **Proposed Equine Activities:** Resident Sharalyn Hays, presented a proposal for use of the cleared pasture off of Buffalo Rd along with rental of the arena to host an Equine Trail Sports (ETS) event. They are asking for May 20 & 21 and September 9 & 10. They would like to offer paid camping for participants. They are asking for permission to allow camping, to purchase water to assist with keeping horse troughs filled and also with dust abatement. Insurance is provided by ETS and CRR will be listed as an additional insured. The events would be held in the arena, the Buffalo Road area and along established horse trails. It is expected that around 40 participants will be taking part. A motion to approve the events with no camping fee for the May event and water purchased from CRR at cost was made by Director Jones. It was seconded by Director Beveridge. It was a unanimous decision to approve.
- c. **Volunteer Service Forms; J Todd Hill – BAC & Ranch Enhancement Committees and Jody Gmeiner – CC&R Committee:** A motion to approve J Todd Hill for the BAC & Ranch Enhancement Committees and Jody Gmeiner for the CC&R Committee was made by Vice President Erdekian. It was seconded by Director Woolverton. It was a unanimous decision to approve.
- d. **Revised FY 2023 CRP for Heritage House Mini Split:** A motion to adopt the revised FY 2022/2023 CRP with the addition of the Heritage House Mini Split in the amount of \$7,550.00 was made by Director Jones. It was seconded by Secretary Dries. It was a unanimous decision to approve.
- e. **FY 2024 Budget Presentation – Budget Audit Committee (BAC) Chair – Herb Parker:** Chair, Herb Parker presented the BAC approved Budget.

VII. SECOND READINGS:

None

VIII. FIRST READINGS:

- a. FY 2024 Capital Reserve Plan Budget
- b. FY 2024 Operating Budget
- c. FY 2024 Fee Schedule

IX. Public Input - Carol Orr spoke.

X. PREVIEW OF WORK SESSION – March 6, 2023: Additions:

- j. Coffee with a Cop:
- k. Grant update:

XI. Announcements:

Jefferson County Board of Commissioners CRR Meeting will be held on March 8, 2023. at 6:00 pm in the Juniper Room. All are invited to attend.

XII. VOTE TO ADJOURN TO EXECUTIVE SESSION FOR PERSONNEL AND LEGAL ISSUES:

A motion to adjourn to Executive Session was made by Vice President Erdekian. It was seconded by Secretary Dries. It was a unanimous decision to approve. The Regular meeting was adjourned at 7:46 pm.

Executive Session was adjourned at 8:29pm with a motion by Director Jones, a second by Secretary Dries and unanimous vote.

Open Session was reopened at 8:31pm. Director Jones made a motion that any discussions regarding Carol Orr with Ms. Orr or any other individual be considered a legal matter and referred to the HOA attorney through Ms. Orr's or the other party's attorney. The motion was seconded by Secretary Dries and approved unanimously.

Director Randall made a motion to adjourn the Regular Meeting at 8:33pm. It was seconded by Director Jones and unanimously approved.